

WEST CENTRAL AREA COMMITTEE

5 September 2013

7.00 - 11.00 pm

Present: Councillors Kightley (Chair), Reiner, Bick, Cantrill, Reid, Rosenstiel, Tucker (Vice-Chair), Cearns and Nethsingha

County Cearns and Nethsingha

City and County Councillor Hipkin

Officers Present:

Head of Human Resources: Deborah Simpson

Principal Planning Officer: Toby Williams

Environmental Projects Manager: Andrew Preston

Urban Growth Project Manager: Tim Wetherfield

Committee Manager: Toni Birkin

Committee Manager: Claire Tunnicliffe

Also in Attendance

Chief Inspector Poppit

Police Sergeant Jayne Drury

Community Fire Safety Officer Jim Meikle

FOR THE INFORMATION OF THE COUNCIL**13/52/WCAC Apologies**

Apologies were received from Councillor Smith.

13/53/WCAC Declarations of Interest (Planning)

Name	Item	Interest
Councillor Reid	13/54/WAC 13/0384/FUL	Personal: One of the objectors is known to her.

13/54/WCAC Planning Report for 13-0727-FUL - 17 Victoria Street

The Committee received an application for full planning permission.

The application sought approval for the demolition of the existing first floor projection at the rear of the property to be replaced with a pitch roof extension.

The Committee received representations in objection to the application from Mr Jonathan Snell who lived in the neighbouring property, No 16 and Mrs Juliet Snell, Director of Centre 33.

The representation covered the following issues:

- i. The proposed extension would have a negative impact on the light and amenities of neighbouring properties
- ii. The extension would be a severe invasion of privacy on the consulting room of Circle 33, the only windows to this room were the glass doors to the garden.
- iii. The loss of light would have a negative impact to the RIBA award winning garden room extension of No 16 designed to embrace the natural light.
- iv. The extension of No 16 had been built specifically as a therapeutic space which benefits the health of the owner.
- v. The proposed extension would create a sense of enclosure and dominance.

County Councillor Cearns spoke as a Ward Councillor who informed the Committee of the following:

- i. Poor consultation surrounding the application.
- ii. Overshadow the nearby properties.
- iii. An example of overdevelopment, the size of the extension would set precedence and should be in scale with neighbouring properties.
- iv. The proposed extension would result in loss of amenities for neighbouring properties.

Mr David Joy (Agent) addressed the Committee in support of the application.

The Committee:

Resolved (4 votes to 4 – and on the Chair’s casting vote) to grant the application for planning permission in accordance with the officer recommendation, for the reasons set out in the Officer report, and subject to the conditions recommended by the Officers.

3a Planning Report for 13/0384/FUL - Owlstone Croft

The Committee received an application for conversion of a former training centre to day care Nursery (D1), with 5 student rooms at first floor level (Block D), and minor external works.

The Committee received representations in objection to the application from Mr Battenburg; Mr & Mrs Peterson who live in neighbouring properties.

The representation covered the following issues:

- i. Access to the nursery is down an un-adopted road, no more than what can only be described as track.
- ii. Questioned who could enforce speed calming measures on the un-adopted road.
- iii. Would bring an additional pressure to the already narrow and congested roads within the area, particularly on Owlstone Croft.
- iv. Transport movement in the area would change due to the increase in traffic.
- v. Additional increase in traffic would escalate the risk to pedestrians and cyclists.
- vi. Lack of parking spaces would intensify the issue of lack of car parking problem already experienced.
- vii. Questioned whether the location was suitable for children.

Mr Justin Bainton (Agent) spoke in support of the application.

The Committee:

Resolved (5 votes to 3) to grant the application for planning permission in accordance with the Officer recommendation, for the reasons set out in the Officer report, and subject to the conditions recommended by the Officers, including an additional condition.

Pre-Committee Amendments to Recommendation:

Additional condition

The development hereby permitted shall be carried out in accordance with the approved plans as listed on this decision notice.

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990

Request to Film

The Chair gave permission for Mr Taylor to film the meeting. It was confirmed that filming would cease if members of the public or speakers expressed a desire not to be filmed.

13/55/WCAC Declarations of Interest (Main Agenda)

Name	Item	Interest
Councillor Rosenstiel	13/62/WCAC	Personal: Wife is a Member of Great St Mary's Church
Councillor Hipkin	13/62/WCAC	Personal: Attends St Augustine's Church
County Councillor Nethsingha	13/62/WCAC	Personal: Attends Great St Mary's Church and assists with tea and coffee in the kitchen of St Mark's.

13/56/WCAC Minutes

The minutes of the meeting of the 20th June 2013 were approved as a correct record subject to the following correction:

Councillor Kightley and not Councillor Reiner to be listed as Chair, and Councillor Tucker and not Councillor Kightley to be listed as Vice Chair.

13/57/WCAC Matters and Actions arising from the Minutes

Update on Outstanding Issues:

13/48/WCAC: Councillor Kightley had sent an e-mail to Inspector Poppit, Cambridgeshire Constabulary, to enquire what efforts have been made on over ranking (awaiting response).

13/49/WCAC: An e-mail has been sent to Toni Ainley, Head of Streets and Open Spaces in response to City Council vehicles causing damage to pavements in Mill Road and pavement damage in the Market Square (awaiting response).

13/51/WCAC: Repair works have been completed to Queen's Green cycle paths and further works needed to consider soakaways, surfacing and path width (possible area based S106 project from Informal Open Space Contributions).

13/58/WCAC Open Forum

Q1) Ms Bev Nicolson

What could the Committee / City Council do about enforcing the parking restrictions in Newnham?

A) County Councillor Nethsingha

Traffic Road Order has been placed on Barton Road to prohibit coach parking in certain areas of the road. Parking restrictions are enforced by Cambridge County Council and would be happy to discuss a more detailed response for specific areas.

Q2) Mr Richard Jennings

Was there any further information on the County's queuing system for taxis on St Andrew's Street?

A) County Councillor Cearns

Equipment for the pre rank taxi for St Andrews had been purchased. There would be a meeting the following week to discuss the installation.

Q3) Mr Richard Taylor

What is the status of Jesus Green Lottery Bid?

A) Councillor Reiner

There was currently no bid.

Q4) Mr Richard Taylor

Why had the University Sports Centre been opened without an approved management plan?

A) Councillor Reid.

Unaware that the University Sports Centre had opened without a management plan in place and would look into the matter further. **ACTION**

Q5) Mr Richard Taylor

Could a list of correspondence concerning the area committees, either received or sent, be published on the agenda?

A) Councillor Kightley

An interesting point had been made and would be looked into.

Q6) Mr Richard Taylor

What is the status on the football commemorative bin?

A) Councillor Kightley

The matter would have been researched further in order to answer the question.

ACTION**13/59/WCAC Policing and Safer Neighbourhoods**

The committee received a report from Inspector Poppit, Sergeant Jayne Drury and Community Fire Safety Officer Jim Meikle, regarding policing and safer neighbourhood trends.

The report outlined actions taken since the West Central Area committee of the 25th April 2013.

Sergeant Drury updated Members on the following:

- The Police had recently executed two warrants after receiving information which had resulted in five arrests; the reasons for those arrests were not given.
- Work has been undertaken to tackle those Off Licences who had sold alcohol to those already intoxicated relating to Anti-Social Behaviour and Open Spaces. Work was still on going on these issues and two licences would be reviewed.
- Land owners of the rough sleeping hotspots in the City Centre had been contacted and environmental changes identified to stop access to these areas.
- Joint patrol with City Council Enforcement Officers had been carried out in Fitzroy Street and Burleigh Street to confront street drinking.
- Two of the City's problematic street drinkers were no longer in the City, one of whom had been jailed for breaching their Anti-Social Behavioural Order and other was now in a secure rehab centre.

Community Fire Safety Officer Meikle reported the following:

- After Members support to prioritise bin and rubbish fires this had helped promote joint working with other services and other Council departments to work towards a solution to the problem of waste in the city.
- During an inspection through the city that evening no single blue bags had been spotted. There was however commercial waste and a large number of unsecured bins with flammable materials left outside which provided an opportunity for arson.

Members were asked to approve the continuation of addressing waste management in Market Ward which would allow the joint working with the City Council to continue. The Council could access the blue bins when the shops were open so that rubbish did not build up and was not left on the street at night.

In response to a Member's question it was acknowledged that Hobson Passage was a particular problem area, the lay out of the city centre did not make it easy for bin storage. This could be addressed if the owners were instructed to keep the bins locked or stored in secure place and enforcement notices put into place.

Councillor Hipkin asked if it was reasonable to assume that not all bin fires were started deliberately such as a discarded cigarette butt. Community Fire Safety Officer Meikle explained that there was a difference but the cost to call out the fire brigade was the same.

Councillor Rosenstiel referred to the report in which the residents of Radcliffe Court had experienced youths gaining access to the private terraces within the complex by jumping onto different parts of the adjoining buildings. Residents had stated that they were not getting the support of neighbouring business in ensuring that roof access was secure. Sergeant Drury responded that she would speak to the businesses concerned

In response to a question concerning the penalty of those committing cycle theft, Sergeant Drury advised that the Courts decided the punishment and the matter was taken out of police hands.

Sergeant Drury advised that the Police met with new University students to provide information to educate on issues such as bike safety and personal safety.

In reply to a Member comment regarding the Anti-Social Behaviour at Lammas Land, it was felt that that this area should also be added as priority.

The Committee:

Resolved (unanimously) to prioritise the following:

- Tackle ASB in the Jesus Lock; Lammas Land and Mitcham's Corner area

- Reduce theft of pedal cycles and dangerous cycling (seasonal peak for offending approaching in September/October)
- Address waste management in Market Ward

13/60/WCAC Environmental Improvement Programme

The Committee received a report from the Project Delivery & Environment Manager regarding the Environmental Improvement Programme.

Members were asked to determine which of the proposed schemes listed in Appendix A and E of the report should be allocated funding from the available £53,634 Environmental Improvement Programme budget, made up of an annual allocation of £42,800, plus the remaining budget from previous years of £10,834.

Following a discussion regarding the estimated budget to each scheme it was suggested that the estimated budget of £100,000 for lighting to the footpath connecting Lammas Land with Trumpington (No 5) could be reduced by investigating the cost of solar stud lighting on the cycle path.

It was also recommended that the Project Delivery & Environment Manager speak with the South Area Committee regarding the potential for it to contribute future EIP funds to the Trumpington Road end.

It was also recommended that the following scheme be removed:

- No 9) St Andrews Street / Emmanuel Street Zebra Crossing, provision of a zebra crossing in / around St Andrews Street / Emmanuel Street.

County Councillor Nethsingha advised that the following proposed Traffic Regulation Order Schemes at a total estimated budget of £1,800 could be removed from appendix E as the work was being carried out by County Council:

- No 3) Owlstone Road, proposed double yellow lines on one side to improve access for larger vehicles
- No 4) Derby Street, proposed parking restrictions to address access issues.
- No 5) Hardwick Street, proposed parking restrictions to address access issues.

The Committee:

RESOLVED (Unanimously) to approve the following:

- i. To allocate funding of £1,100 to the highway schemes in appendix A that have secured Local Highway Improvement (LHI) funding from the County Council. *
- ii. To approve the delivery of the new minor traffic regulation orders listed in Appendix E, with the exception of Regent Terrace, at an estimated cost of £2,400 funded from the EIP budget.

To allocate funding of £48,250 to the following proposed new projects in Appendix A

- a. Castle St/Bell's Court Improvements - £6,000
- b. Huntingdon Rd Bench (Near Sherlock Rd) - £1,250
- c. Adams Rd/Wilberforce Rd/Clerk Maxwell Rd - £5,000
- d. Solar stud lighting footway Lammas Land-Trumpington - £10,000
- e. Solar stud lighting footway Cranmer Rd-Bin Brook - £5,500
- f. Christ's Pieces 'No Cycling Signage' - £4,000
- g. Gough Way Bollard - £1,500
- h. Repainting approaches to footbridge on Lammas Land - £5,000
- i. Planting around Fire Hydrants on Eltisle Avenue - £10,000

13/61/WCAC Developer Contributions Devolved Decision-Making: 2nd Round Short-Listing for West/Central Area

The Committee received a report from the Urban Growth Project Manager regarding short-listing proposals for the second round of developer contributions devolved decision-making.

The report provided an update on the availability of devolved developer contributions, examples of project costs such as community facilities grants in the region of £80,000 to £125,000 and feedback from the recent 'refresher' consultation on local project ideas.

Members were asked to identify their short-listed options with the Urban Growth Manager advising that a follow-up report to the Area Committee in November would assist Members in prioritising around four of the short-listed options.

Individual Members spoke in support of their preferred projects. In considering the possibility of making the £50,000 community facilities grant to Great St Mary's Church an immediate priority for devolved funding, it was noted that the project would benefit local residents and was 'ready to go'.

The Committee:

Resolved (unanimously) to:

- i. prioritise the following project ideas straight away (without the need for a follow-up report), given their immediate and easy deliverability, subject to project appraisal (as appropriate):
 - No 3: Great Mary's Church Development subject to the Community Facilities funding having been allocated as set out below and thus securing funding for these projects.
 - No 12: Better signposting of footpath to Grantchester from Lammas Land car park.
- ii. Short-list the following project ideas to be considered in more detail in the priority-setting report in November 2013, noting that the Community Facilities funding is allocated subject to project appraisal and as set out below.

Community Facilities

- No 1: Upgrade kitchen / storage at St Augustine's Church Hall – funding allocated of £ 100,000 subject to project appraisal
- No 4: Kitchen extension and lobby at St Mark's Church Hall – funding allocated of £150,000 subject to project appraisal

Open Spaces

- No 7 & 8: Noticeboards, seating and nesting boxes for Histon Road and Trim Trail at Histon Road Recreation Ground.
- No 15: Lighting across Lammas Land path and on the Driftway.
- Explore whether it would be possible to provide an electricity supply for Jesus Green and Parker's Piece.

Play Areas

- No 20: Add a climbing frame and other play equipment at Histon Road Recreation Ground.

- No 21: Add a rope pulley at Lammas Land.
- No's 22 & 23 combined: New play area for North Newnham including Wilberforce / Adams / Clerk Maxwell Roads area, possibly at Cockcroft Place.

Sports Facilities

- No 24: Sport facilities with a teenage focus in the Area, possibly using some of the ideas brought forward in the report but subject to a thorough review.
 - Sports facilities with a Newnham focus – proposals to be developed possibly taking into account ideas No's 26,28 & 29.
- iii. To refer the following project to the strategic list of project ideas for city-wide funding:
- No 11: New Open Spaces Centre on Jesus Green or Midsummer Common.

13/62/WCAC Meeting Date for April 2014

The committee received a report for the Committee Manager recommending the April 2014 meeting date which had not formerly been agreed.

RESOLVED (unanimously) to agree the following meeting date: 24th April 2014

The meeting ended at 11.00 pm

CHAIR